

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Friday, May 7, 2004 AT 1:00 P.M.**  
**ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR**

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**NEW CASES**

- V-04-37**     Application of **Richard Long** for a special exception from the zoning regulations to reduce the on-site parking from the required 2,261 spaces to 1,991 spaces to allow for a studio storage space addition to an existing office/studio building. Property is located at **1050 TECHWOOD DRIVE, N.W.**, and fronts 1,245 feet on the west side of Techwood Drive, beginning at the northwest corner of Techwood Drive and 10<sup>th</sup> Street. Zoned C-3-C (Commercial Residential-Conditional) District. Land Lot 117 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Turner Broadcasting**  
**Council District 2, NPU-E**
- V-04-69**     Application of **Evan Hunter** for a variance from the zoning regulations to reduce the side yard setback from the required 7 feet to 4 feet, for a porch enclosure for a single-family, detached house. Property is located at **1045 HUDSON DRIVE**, and fronts 60 feet on the south side of Hudson Street, beginning 157 feet east of the southeast corner of N. Highland Avenue and Hudson Street. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Mr. & Mrs. Greg Smith**  
**Council District 6, NPU-F**
- V-04-72**     Application of **W. Mark Heiser** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 7 feet to 1 foot, and 2) reduce the rear yard setback from the required 15 feet to 1 foot, for a detached garage addition to an existing single-family, detached house. Property is located at **830 YORKSHIRE ROAD, N.E.**, and fronts 55 feet on the north side of Yorkshire Road, beginning 285 feet west of the northwest corner of Yorkshire Road and N. Morningside Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 52 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: W. Mark Heiser**  
**Council District 6, NPU-F**
- V-04-73**     Application of **Joe Daniels for Dovetail Properties, Inc.** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 17 ½ feet to 7 feet,

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- V-04-74**     Application of **Donald Cox** for a special exception from the zoning regulations to allow for access through an alley where an independent driveway from a public street would otherwise be required. Property is located at **27 EDWIN PLACE, N.W.**, and fronts 82.5 feet on the south side of Edwin Place, beginning 899.3 feet northeast of the northeast corner of Edwin Place and Bankhead Highway. Zoned R-4 (Single-Family Residential) District. Land Lot 176 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Su Jones**  
**Council District 9, NPU-J**
- V-04-75**     Application of **Steve Abbott** for a variance to reduce the west side yard setback from the required 10 feet to 6 feet, 7 inches, for a second story addition to a single-family, detached house. Property is located at **882 WILDWOOD ROAD**, and fronts 60 feet on the north side of Wildwood Road, beginning 320 feet from the southeast corner of Wildwood Road and Wellbourne Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 51 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Steve Abbott**  
**Council District 5, NPU-F**
- V-04-76**     Application of **Jerel L. Casusey** for a variance from the zoning relations to reduce the west side yard setback from the required 10 feet to 7 feet, 9 inches for an addition to a single-family, detached house. Property is located at **945 NORTHCLIFFE DRIVE, N.W.**, and fronts 75 feet on the northeast side of Northcliffe Drive, beginning 735 feet from the northwest corner of Northcliffe Drive and Howell Mill Road. Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jerel L. Causey**  
**Council District 8, NPU-C**
- V-04-77**     Application of **William Osier** for variances from the zoning regulations to 1) reduce the rear yard setback from the required 15 feet to 6 feet, 2) reduce the side yard setback from the required 7 feet to 2 feet, and 3) increase lot coverage at the rear of the house from the maximum allowed of 25% to 35%, for construction of a garage. Property is located at **2829 HOSEA WILLIAMS DRIVE, N.E.**, and fronts 60 feet on the south side of Hosea Williams Drive, beginning 60 feet west of the southwest intersection of Hosea Williams Drive and Oakridge Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 203 of the 15<sup>th</sup>

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- V-04-78** Application of **J.A. Privette, Jr.** for variances from the zoning regulations to 1) reduce the useable open space from 50,031 square feet (41%) to 46,672 square feet (36%), 2) reduce the sidewalk requirements from 15 feet to 5 feet, 3) increase the number of curb cuts per block face from one to two, 4) allow off-street parking between the building and the street, 5) eliminate the requirement to plant street trees, 6) increase the height of a fence between the building and the street from the maximum allowed of 3 ½ feet to 6 feet, 7) increase the height of the fence in the side yard setback from the maximum allowed of 6 feet to 8 feet. Property is located at **585 WELLS STREET, S.W.**, and fronts 230 feet on the north side of Wells Street, beginning 169.9 feet east of the northeast corner of Wells Street and Northside Drive. Zoned I-2 (Heavy Industrial) District (pending rezoning to L/W (Live/Work) District on May 3, 2004). Land Lot 85 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mark Christman**  
**Council District 2, NPU-V**
- V-04-78a** Application of **Jordan Williams** for a variance from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 12 feet, 7 inches, 2) reduce the east side yard setback from the required 7 feet to 4 feet, 5 inches, and 3) increase the maximum lot coverage from 50% to 66.5% to allow for the construction of a single-family, detached house. Property is located at **574 MORGAN STREET, N.E.**, and fronts 45 feet on the north side of Morgan Street, beginning 179 feet east of the northwest corner of Morgan Street and Glen Iris Drive. Zoned R-5 (Two-Family Residential) District. Land Lot 47 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Gary Redmond**  
**Council District 2, NPU-M**
- V-04-79** Application of **Derrick Rouselle** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 26 feet, 2) reduce the east side yard setback from the required 7 feet to 1.54 feet, 3) reduce the west side yard setback from the required 7 feet to 1.54 feet, and 4) reduce the half-depth front yard from the required 17 ½ feet to 3 feet, for a second story addition to a single-family, detached house. Property is located at **1317 MCPHERSON AVENUE**, and fronts 55.8 feet on the south side of McPherson Avenue, beginning at the southwest corner of McPherson Avenue and Haas Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 177 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Matthew L. Hilt**  
**Council District 5, NPU-W**

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- V-04-80**     Application of **Miyoshi Hill** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 2 feet, for a room addition to a single-family, detached house. Property is located at **1036 ROSEWOOD DRIVE, N.E.**, and fronts 50 feet on the north side of Rosewood Drive, beginning 507.5 feet east of the northeast corner of Rosewood Drive and N. Highland Avenue. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Bethann Frillman**  
**Council District 6, NPU-F**
- V-04-80a**     Application of **Timothy Duane Porter** for a variance from the zoning regulations to reduce the south side yard setback from the required 10 feet to 5 feet, for a second story addition to a single-family, detached house. Property is located at **2877 NORTH HILLS DRIVE, N.E.**, and fronts 75 feet on the southeast side of North Hills Drive, beginning 635 feet from the northeast corner of North Hills Drive and Brentwood Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 60 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Timothy D. Porter**  
**Council District 7, NPU-B**
- V-04-81**     Application of **Ross Hostetter** for a variance from the zoning regulations to reduce the south side yard setback from the required 10 feet to 5 feet, for an addition to a single-family, detached house. Property is located at **2187 BROOKVIEW DRIVE, N.E.**, and fronts . Zoned R-3A (Single-Family Residential) District. Land Lot 185 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Greer Hostetter**  
**Council District 8, NPU-C**
- V-04-93**     Application of **Ruthanna Schofield** for variances from the zoning regulations to 1) reduce the front yard setback from the required 40 feet to 18 feet, 2) reduce the half-depth front yard setback from the required 20 feet to 0 feet, and for a special exception to 3) reduce the on-site parking requirement from 9.6 spaces to 0 s paces. Property is located at **692 10<sup>TH</sup> STREET, N.W.**, and fronts 53 feet on the south side of 10<sup>th</sup> Street, beginning at the southeast corner of 10<sup>th</sup> Street and 3<sup>rd</sup> Street. Zoned I-1 (Light Industrial) District. Land Lot 150 of

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- V-04-103** Application of **William Woodson Galloway for Parkside Partners, Inc.** for a variance from the zoning regulations to reduce the west side transitional yard setback from the required 20 feet to 0 feet, for construction of an office building. Property is located at **532 & 534 E. PACES FERRY ROAD, N.E.**, and fronts 80 feet on the south side of E. Paces Ferry Road, beginning 177.2 feet east of the southeast corner of E. Paces Ferry Road and Piedmont Road.. Zoned C-1-C (Community Business-Conditional) District and R-LC (Residential-Limited Commercial) District. Land Lots 51 and 61 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Edward Daugherty, et. al.**  
**Council District 7, NPU-B**

**DEFERRED CASES**

- V-03-418** Appeal by **Jonathan Lathbury** of a decision of an administrative officer (i.e., staff person) of the Bureau of Buildings to issue a building permit for driveway improvements. Property subject to appeal is located at **1138 NORTH HIGHLAND AVENUE, N.E.**, and fronts 55 feet on the west side of N. Highland Avenue, beginning at the southwest corner of N. Highland Avenue and Highland Terrace. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners of Property Subject to Appeal: Kelly Fortin and Randall Guensler**  
**Council District 6, NPU-F**

- V-04-02** Application of **Lloyd Hammond for Mt. Zion Baptist Church** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 15 feet to 5 feet, for construction of a parking lot. Property is located at **2561 JAMES DRIVE, N.W.**, and fronts 210 feet on the north side of James Drive, beginning at the northwest corner of James Drive and Fifth Street. Zoned R-4A (Single-Family Residential) District. Land Lot 249 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Lloyd Hammond**  
**Council District 9, NPU-G**

- V-04-08** Application of **Ilana Shusman** for variances from the zoning regulations to 1) reduce the east side yard setback from the required 15 feet to 8 feet, and to 2) increase the lot coverage from the maximum allowed of 35% to 44%, for construction of a first-floor addition to a

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- V-04-12**     Application of **Robin Valls** for variances from the zoning regulations to 1) reduce the distance from the rear property line from the required 50 feet to 10 feet, 2) reduce the distance from the north side property line from the required 50 feet to 10 feet, and 3) increase the lot coverage above the maximum allowed of 40%, for construction of an accessory building (i.e., a two-stall horse barn). Property is located at **919 PEACHTREE BATTLE CIRCLE, N.E.**, and fronts 469.4 feet on the west side of Peachtree Battle Circle, beginning 381.6 feet from the southwest corner of Peachtree Battle Circle and Peachtree Battle Avenue. Zoned R-3 (Single-Family Residential) District. Land Lot 184 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owners: Robin and Guillermo Valls**  
**Council District 8, NPU-C**
- V-04-14**     Application of **Michael D. Alexander** for variances from the zoning regulations to 1) reduce the north side yard setback from the required 7 feet to 3 feet, 6 inches, 2) reduce the south side yard setback from the required 7 feet to 3 feet, 6 inches, and 3) reduce the front yard setback from the from the required 30 feet to 16 feet, for construction of a second story addition to a single-family, detached house. Property is located at **61 CHESTER AVENUE, S.E.**, and fronts 36.7 feet on the west side of Chester Avenue, beginning 82 feet from the southwest corner of Chester Avenue and Wylie Street. Zoned R-5 (Two-Family Residential) District. Land Lot 20 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michael D. Alexander**  
**Council District 5, NPU-N**
- V-04-30**     Application of **Jeff Lupton** for a special exception from the zoning regulations to reduce the parking on Tract 1 (i.e., one lot of a property that would be subdivided into three lots) from the required 190 spaces to 72 spaces. Property is located at the southeastern portion of **1198 HOWELL MILL ROAD, N.W.**, and fronts 191.3 feet on the west side of Howell Mill Road, beginning at the northwest corner of Howell Mill Road and the northern right-of-way of the Norfolk-Southern Railway. Zoned I-2 (Heavy Industrial) District. Land Lot 150 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Rock West Investments II**  
**Council District 9, NPU-D**